

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-40	MAGNOLIA ST, ARLINGTON

## OWNERSHIP

Owner 1:	ANASTASOPOULOS ARTHUR			
Owner 2:	ARTHUR ANASTASOPOULOS SUPPLE			
Owner 3:	NEEDS TRUST			
Street 1:	38 MAGNOLIA ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

## NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as **Two Family with a Multi-Garden Building** built about 1914, having primarily Vinyl Exterior and 2654 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	432,000	Spl Credit		Total:	432,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	677,100	5,100	432,000	1,114,200
Total Card	0.092	677,100	5,100	432,000	1,114,200
Total Parcel	0.092	677,100	5,100	432,000	1,114,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		419.82	/Parcel: 419.82

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	677,100	5100	4,000.	432,000	1,114,200		Year end	12/23/2021
2021	104	FV	645,700	5100	4,000.	432,000	1,082,800		Year End Roll	12/10/2020
2020	104	FV	645,800	5100	4,000.	432,000	1,082,900	1,082,900	Year End Roll	12/18/2019
2019	104	FV	482,200	5100	4,000.	459,000	946,300	946,300	Year End Roll	1/3/2019
2018	104	FV	482,200	5100	4,000.	334,800	822,100	822,100	Year End Roll	12/20/2017
2017	104	FV	451,600	5100	4,000.	291,600	748,300	748,300	Year End Roll	1/3/2017
2016	104	FV	451,600	5100	4,000.	248,400	705,100	705,100	Year End	1/4/2016
2015	104	FV	394,900	5100	4,000.	243,000	643,000	643,000	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	372	PATRIOT
9/20/1999	Meas/Inspect	243	PATRIOT

**Sign:** \_\_\_\_\_

**VERIFICATION OF VISIT NOT DATA**

\_\_ / \_\_ / \_\_



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	279
	Prior Id # 2:	
	Prior Id # 3:	
9	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

